

# INDY REZONE

## Fundamentals

New ordinance takes effect April 1, 2016



# **Overall Concept for New Ordinance**

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**More sustainable, more livable**

**Update and modernize the code**

**Also, make the code easier to read and understand by:**

- **Consolidating and simplifying content**
- **Using more tables and diagrams**
- **Organizing all regulations into 5 chapters**

# Structure

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**Chapter 740 – General provisions**

**Chapter 741 – Subdivision Regulations**

**Chapter 742 – Districts**

**Chapter 743 – Uses and Use-Specific Standards**

**Chapter 744 – Developments Standards**



# Sec. 740-500 Context Areas

Compact includes older patterns of development (e.g. grid system, shorter blocks, mix of uses)

Apply “context sensitive” development standards

Map the two different contexts:

- Compact Context
- Metro Context

Will be a GIS / Mapindy layer

Metro



Compact



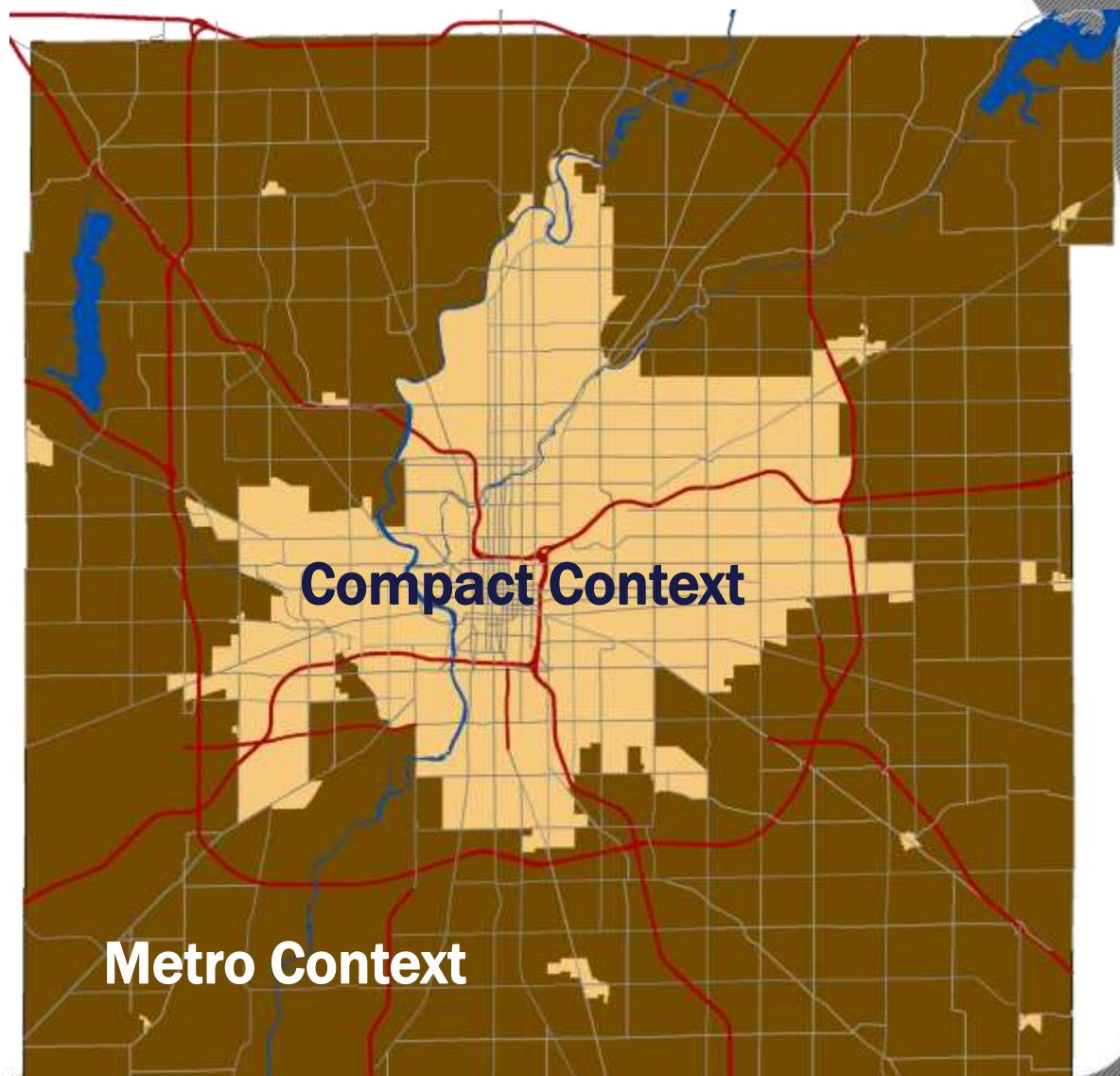


# Context Area Map



## Differences

- ✓ Setback requirements
- ✓ Parking standards
- ✓ Stream corridor provisions
- ✓ Drainage
- ✓ Secondary dwelling units



# Use Table

Use Category (5)

Key



**Table 743-1: USE TABLE**

P = Permitted use  
S = Special exception use  
V = 'P' if Vacant for 5 consecutive years

A = Accessory use  
T = Temporary use

Zoning District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4 <sup>1142</sup>	C-5	C-7 <sup>1143</sup>	MU-1 <sup>1144</sup>	MU-2 <sup>1145</sup>	MU-3 <sup>1146</sup>	MU-4 <sup>1147</sup>	I-1-U&S	I-2-U&S	I-3-U&S	I-4-U&S	CBD-1	CBD-2	CBD-3	Use-Specific Standards (Article III)	
LAND USE CATEGORY																																	
Garden, as a Primary Use <sup>1190</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	P	P	A	A	P	P	P	P	A	P	P	Article III. Section 04.E	
Processing, and Packaging of Food and Beverages <sup>1191</sup>																									S	P	P	P					
Stock Yards and Processing of Stock <sup>1192</sup>																											S						
COMMERCIAL and INDUSTRIAL USES <sup>1193</sup>																																	
Food, Beverage, and Indoor Entertainment																																	
Adult Entertainment Business <sup>1207</sup>																		P	P	P												Article III. Section 05.A	
Bar or Tavern <sup>1208</sup>																		P	P	P	P	P	P	P	P					P	P	P	Article III. Section 05.H
Eating Establishment or Food Preparation <sup>1209</sup>													A	A		A	P	P	P	P	P	P	P	P	A	A	A	A	P	P	P	Article III. Section 05.M	
Indoor Entertainment <sup>1210</sup>																A	A	P	P	P	A	A	P	P	V	V			P	P	P	Article III. Section 05.S	
Night Club or Cabaret <sup>1211</sup>																		P	P	P			P	P					P	P	P	Article III. Section 05.Y	

Land Use

Use Type

Can I do it?

Yes, but...



# Use Table: Increased Flexibility

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- » Pushed uses into the lowest district possible
- » Add limited commercial uses in multifamily districts
- » Add the “missing middle” housing types
- » Allow “secondary dwelling units” in some single-family districts
- » Allow more uses when buildings experience long-term vacancy (V-option)

# Uses



## Every land use category is defined

- 73 commercial & industrial land use categories  
(13 subtypes)
- 16 public land use categories  
(2 subtypes: *Community/ Education, Healthcare*)
- 8 Ag land use categories
- 14 Residential uses  
(2 subtypes: *Household, Group*)
- 39 Accessory and Temporary Uses

**If a specific narrower use is listed, it is NOT permitted as part of the broader category.**

**If a use is permitted as a primary use, it is also permitted as an accessory or temporary use.**



# Accessory & Temp Uses handled separately

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LAND USE CATEGORY																																
Wholesale Distribution or Storage																																
Bulk Storage of Commercial or Industrial Liquids																												P				Article III. Section 05.J
Heavy Outdoor Storage																										S	P	P				Article III. Section 05.R
Mini-Warehouses (Self-Storage Facility)																			V	P						P	P	P	P			Article III. Section 05.X
Warehousing, Wholesaling and Distribution																			V	P						P	P	P	P	P	P	Article III. Section 05.MM
ACCESSORY and TEMPORARY USES																																
Amateur Radio Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III. Section 06.D
Antenna, Radio or Television Broadcasting																												A	A	A	A	Article III. Section 06.E
Automated Teller Machine (ATM)													A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III. Section 06.F
Bicycle Sharing									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Child Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						A	A	A	A					A	A	A	Article III. Section 06.G
Drive-Through																A	A	A	A	A	A	A			A	A	A	A		A		Article III. Section 06.H
Employee Living Quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A							A	A	A	A					A	A	A	Article III. Section 06.I
Game Courts	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III. Section 06.J
Home Occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A																	Article III. Section 06.K

# Sec. 742-100 Primary Districts



- Purpose statement for each district: Districts are more distinct, purpose-driven
- Table with some Dimensional Standards  
**NOTE: Complete details in Sec. 744-201**
- Illustrations with some of the key standards
- Additional standards that are unique to that district
  - MU districts
  - CBD districts
  - Transparency in Commercial districts

## Mixed-Use Two District (MU-2)

### 1. Purpose

The MU-2 District is intended to accommodate a mix of residential uses, offices, personal services, retail, and eating & drinking businesses that typically do not draw customers from beyond their neighborhood boundaries and do not generate substantial vehicle traffic. The corridor development pattern of the MU-2 district is neighborhood-focused; supportive of safe, vibrant pedestrian activity; and offers additional housing options. Application of the MU-2 district is for use in older urban commercial areas that are located adjacent to established residential neighborhoods extending along segments of primary and secondary thoroughfares. It can also be used in newer areas to replicate those building patterns found in older parts of the city. In order to perform its neighborhood focus, floor areas are restricted, auto-re building details and other similar amenities are scaled to

**TABLE 742-105-2  
MU-2 DISTRICT  
DIMENSIONAL STANDARDS**

Minimum street frontage
Minimum front setback
Maximum front setback
Minimum front transitional yard
Minimum side yard
Minimum side transitional yard
Minimum rear yard
Minimum rear transitional yard

Minimum building height
Maximum building height
Minimum transitional building height
Maximum transitional building height

This Table is a summary of 744, Article II Lot and Building regulations.

\*In case of a discrepancy in Chapter 744-II govern

### 2. Examples





# **Sec. 742-100 Primary Districts**

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## **Key Changes in Primary Districts**

**Dwelling: D-12 District eliminated, renamed as D-5**

**Industrial:**

**No longer U or S categories**

**Context Areas now apply**

**Commercial:**

**C-6 eliminated, renamed C-4**

**C-ID eliminated, renamed C-7**

**C-2, C-3C Districts renamed MU-1 & MU-2**

**Mixed-Use: 4 New districts!**

# Sec. 743-300

## Use Specific Standards

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**Applies to the use regardless of district, so always check**

**Provides much of the regulatory detail**

**Organized according to the 5 broad land use categories:**

**Residential,**

**Public,**

**Agricultural,**

**Commercial and Industrial,**

**Accessory & Temporary Uses**

**Note the table for spacing of uses (Table 743-301-1)**

# Development Standards

## Sec. 744–200 Lot & Building Dimensions

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### **01. Tables 744-201 (1 thru 6)**

- Setbacks reduced in Compact Context Area
- MF max. heights increased but transitional height applies if next to SFR
- Eliminated 3 of the 5 MF ratios; only FAR and LSR apply

### **02. New Construction for Nonconformities**

Exceptions included in one place: front setback, lot size, expansion along side/rear

### **03. Special Dimensional Standards**

Consolidated into one place: Meridian Hills, IHPC, Cluster, Zero-lot line

### **04. Height Exceptions and Encroachments**

Single table



**Table 744-201-1: Dimensional Standards for Districts D-A through D-5II**

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

District	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-8 [3]
<b>Standard</b>									
<b>Minimum Setbacks in Metro Context Area [1] [4]</b>									
Fronts Along Expressways and Freeways	50	50	50	50	50	50	50	50	50
Fronts Along Primary and Secondary Thoroughfares and Parkways	40 from proposed ROW	Greater of 60 from proposed ROW or average setback	Greater of 50 from proposed ROW or average setback	40 from proposed ROW	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW
Fronts Along Collector Streets	35	Greater of 40 from proposed ROW or average setback	Greater of 30 from proposed ROW or average setback	30	30	30	25	25	25
Fronts Along Local Streets	35	Greater of 40 from proposed ROW or average setback	Greater of 30 from proposed ROW or average setback	25	25	25	25	25	25
Fronts Along Cul-de-sacs	30	30	25	25	20	20	25	25	25
Side Yard Each / Combined	30/75	15/35	8/22	7/19	6/16	5/13	4/10	3/10	4/10
Rear Yard General / Along Rail Track	75/50	25/50	25/50	25/50	20/50	20/50	20/50	10/50	15/50
<b>Minimum Setbacks in Compact Context Area [1][4]</b>									
Fronts Along Expressways and Freeways	50	50	50	50	50	50	50	50	50
Fronts Along Primary and Secondary Thoroughfares and Parkways	40	Greater of 60 or average setback	Greater of 50 or average setback	40	30	30	25	25	25
Fronts Along Collector and Local Streets and Cul-de-sacs	35	Greater of 40 or average setback	Greater of 30 or average setback	25	20	20	18	18	18

## Section 04. Height Exceptions and Yard Encroachments

The following exceptions to height limits and encroachments into required setbacks and yard areas are allowed as indicated in Table 744-204-1: Encroachments and Exceptions.

Table 744-204-1: Encroachments and Exceptions	
Structure or Feature	Conditions or Limits
<b>Encroachments into Required Yard or Setback</b>	
Accessory boat dock, residential	No setback required from lot lines along the water.
Accessory clotheslines, play equipment	May encroach into the side or rear yard setback.
Architectural features (sills, belt courses, eaves, cornices), awnings and canopies, bay windows, gutters and downspouts	May encroach no more than 4 ft. into any side or rear setback in the Industrial Districts; no more than 18 in. into any yard or setback in all other districts.
Balconies and porches associated with a project	May encroach up to 5 feet into the required perimeter yard and up to 5 feet into the required distance between buildings.
Chimneys and flues	May encroach not more than 2 ft. into any required front or side yard setback; however, not into a right-of-way.
Composting bin (personal)	May encroach into required rear yard setback or required side yard setback.
Enclosed vestibule or fixed canopy with a floor area of not more than 40 sq. ft.	May encroach not more than 4 ft. into front setback; however, not into a right-of-way.
Fences and walls meeting the standards of Section 744-511 Fences and walls	Fences and walls may be located up to a lot line. Further, in Dwelling districts and Mixed-Use districts, fences may be located within 1 ft. of sidewalk in the public right-of-way along local and collector streets even if that location encroaches into the right-of-way.
Fuel pumps or pump islands that do not have a canopy	May not be located closer than 15 ft. from any right-of-way or closer than 50 ft. from any Dwelling district boundary.
Industrial facilities along a railroad or rail spur	No setback required from a railroad or rail spur



# Sec. 744-300 Access & Connectivity

- **Alley present? Use it**
- **Connections required for...**  
Greenway Access, Bike Path Access, Safe Route
- **On-site Connectivity required**  
Walkway from sidewalk/ROW to public entrance and between buildings
- **Sidewalk provisions**

**Table 744-302-1: Minimum Sidewalk Widths**

District	Street Classification	Unobstructed Width
Dwelling Districts	Collector, Local and Cul-de-sac	4 feet
Dwelling Districts	All other streets	5 feet
All CBD and all MU districts	Local and Cul-de-sac	5 feet
All CBD and all MU districts	All other streets	8 feet
All other districts	All streets	5 feet

# Sec. 744-400

## Parking, Loading & Drive-Through



### Number of parking spaces

Ratio reduced for most uses

No on-site parking required for non-residential uses on lots less than 5,000sf

Maximum parking set for some uses

Min. bicycle parking for many uses

### Adjustments available

Proximity to transit

Additional bike parking

Electric charging station

Car/van-share spaces

On-street parking in Compact Area

Max. cumulative reduction: 35% of min. required parking





# Sec. 744-404

## Location & Design of Parking



- ★ Limited amount of parking in front of building
- ★ Up to 30% small car parking, must be marked
- ★ Alleys may be used for maneuvering



Commercial Districts:	
C-1	Compact Context area limited to 1 single-loaded row of parking
C-3	Compact Context area limited to 1 single-loaded row of parking Metro Context area limited to 1 double-loaded row of parking
C-4	Compact Context area limited to 1 single-loaded row of parking
C-5	Compact Context area limited to 1 double-loaded row of parking
C-7	Compact Context area limited to 1 double-loaded row of parking
Industrial Districts	Limited to 1 double-loaded row of parking
Mixed-Use Districts	Not permitted





# Sec. 744-509. Green Factor

✓ All zoning districts except CBD, MU, D-A through D-5II, D-8 used by SFR & 2FR

✓ Lots over 2 acres

✓ 1/2-acre or more land disturbed must meet Green Factor of...

**0.30 for new development**

**- or -**

**0.22 for redevelopment**

**Alternative to Green Factor:  
ENERGY STAR 75 building**

Table 744-509-1: Green Factor Calculation				
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size				
Landscaped areas with uncompacted soil depth less than 24 inches				
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity			0.2	
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	
Landscaped areas with uncompacted soil depth of 24 in. or more				
Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			1.0	
Area of other areas with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			0.7	
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	
Small trees [2]		50 sq. ft. per	0.3	
Medium trees [3]		100 sq. ft. per	0.4	
Large trees [4]		200 sq. ft. per	0.4	
Undisturbed Areas [5]				
Undisturbed areas less than 10,000 sf			0.8	
Undisturbed areas 10,000 sf or more			1.5	
Significant Trees over 10 in. DBH preserved		250 sq. ft. per	0.5	
Heritage Trees over 8 in. DBH preserved		250 sq. ft. per	0.5	
Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees		250 sq. ft. per	0.5	
Building or Structural Features				
Permeable paving for walkways, parking lots, etc.			1.2	
Photocatalytic pavement or building exterior			1.5	
White roof area			0.1	
Vegetated walls - area of wall covered			0.7	
Infiltration areas, underground chambers or surface, such as sand filters			1.5	
Green roofs:				
Area of green roof with more than 2 in. but not more than 4 in. growing depth			1.2	
Area of green roof with more than 4 in. growing depth			1.4	



# Sec. 744-509. Green Factor

## Layered effect

## Variety of options

- \* Heritage Tree / Significant Tree / Undisturbed area preservation
- \* Permeable or Photocatalytic pavement
- \* Green roof or White roof area
- \* Vegetated walls
- \* Infiltration areas (e.g. underground chambers)
- \* Tree credit to the Tree Fund
- \* Bioretention areas
- \* Drought-tolerant or native species
- \* Use of harvested rainwater

Table 744-509-1: Green Factor Calculation				
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size	Enter Lot area in sf			
Landscaped areas with uncompacted soil depth less than 24 inches				
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity			0.2	
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	
Landscaped areas with uncompacted soil depth of 24 in. or more				
Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			1.0	
Area of other areas with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			0.2	
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	
Small trees [2]		50 sq. ft. per	0.3	
Medium trees [3]		100 sq. ft. per	0.4	
Large trees [4]		200 sq. ft. per	0.4	
Undisturbed Areas [5]				
Undisturbed areas less than 10,000 sf			0.8	
Undisturbed areas 10,000 sf or more			1.5	
Significant Trees over 10 in. DBH preserved		250 sq. ft. per	0.5	
Heritage Trees over 8 in. DBH preserved		250 sq. ft. per	0.5	
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Building or Structural Features				
Permeable paving for walkways, parking lots, etc.			1.2	
Photocatalytic pavement or building exterior			1.5	
White roof area			0.1	
Vegetated walls - area of wall covered			0.7	
Infiltration areas, underground chambers or surface, such as sand filters			1.5	
Green roofs:				
Area of green roof with more than 2 in. but not more than 4 in. growing depth			1.2	
Area of green roof with more than 4 in. growing depth			1.4	

$$\text{Green Factor} = \frac{\text{Sum of all E}}{\text{area}}$$

# INDY REZONE

MU-3 and MU-4

Mixed Use Districts



# Sec. 742-105 Mixed Use Districts

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## Four MU districts

**MU-1: Freestanding MU Tower (was C-2)**

**MU-2: MU corridor-type development (was C-3C)**

**MU-3: Mixed use village or neighborhood center**

**MU-4: Mixed use village w/ rapid transit required**

use alone or in combination with other districts  
to fulfill transit typology needs

**TRANSIT-  
READY**

# Sec. 742-105 Mixed Use Districts



- **Accommodates new & Redevelopment opportunities**
- **Standards to create walkable areas:**
  - » **Setbacks: close to street**
  - » **Lot coverage**
  - » **Parking: reduced requirements**
  - » **Windows & doors (transparency)**
  - » **Lighting**
  - » **Building Height: Bonuses available for residential**





# Mixed Use Principles



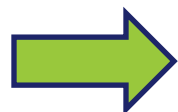
## What makes mixed-use?

Residential and non-residential land uses permitted in the same district, either:

Horizontally

or

Vertically

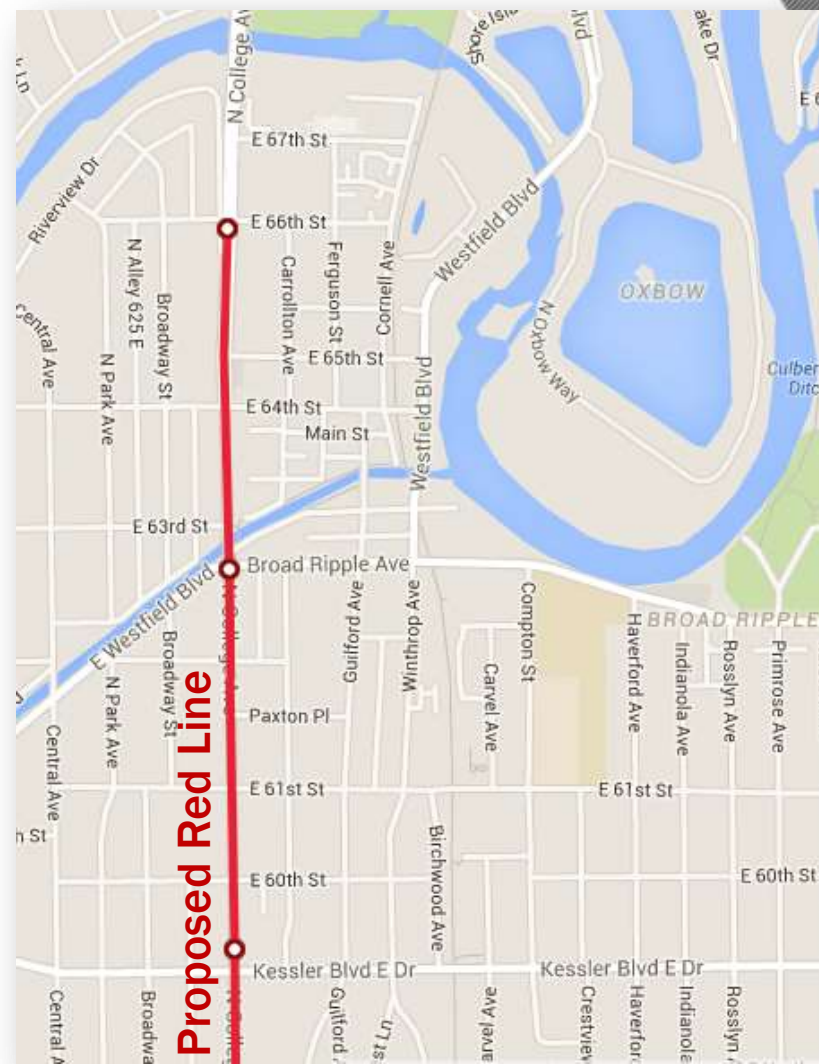


*Indy's Mixed Use Districts allow both.*

# MU-3 and MU-4 Districts

## Requires Metropolitan Development Commission:

- ✓ Adopt a village land use plan identifying setbacks & frontages
- ✓ Rezone a contiguous area of minimum size and proximity to transit





# Minimum Plan Elements

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Details listed in

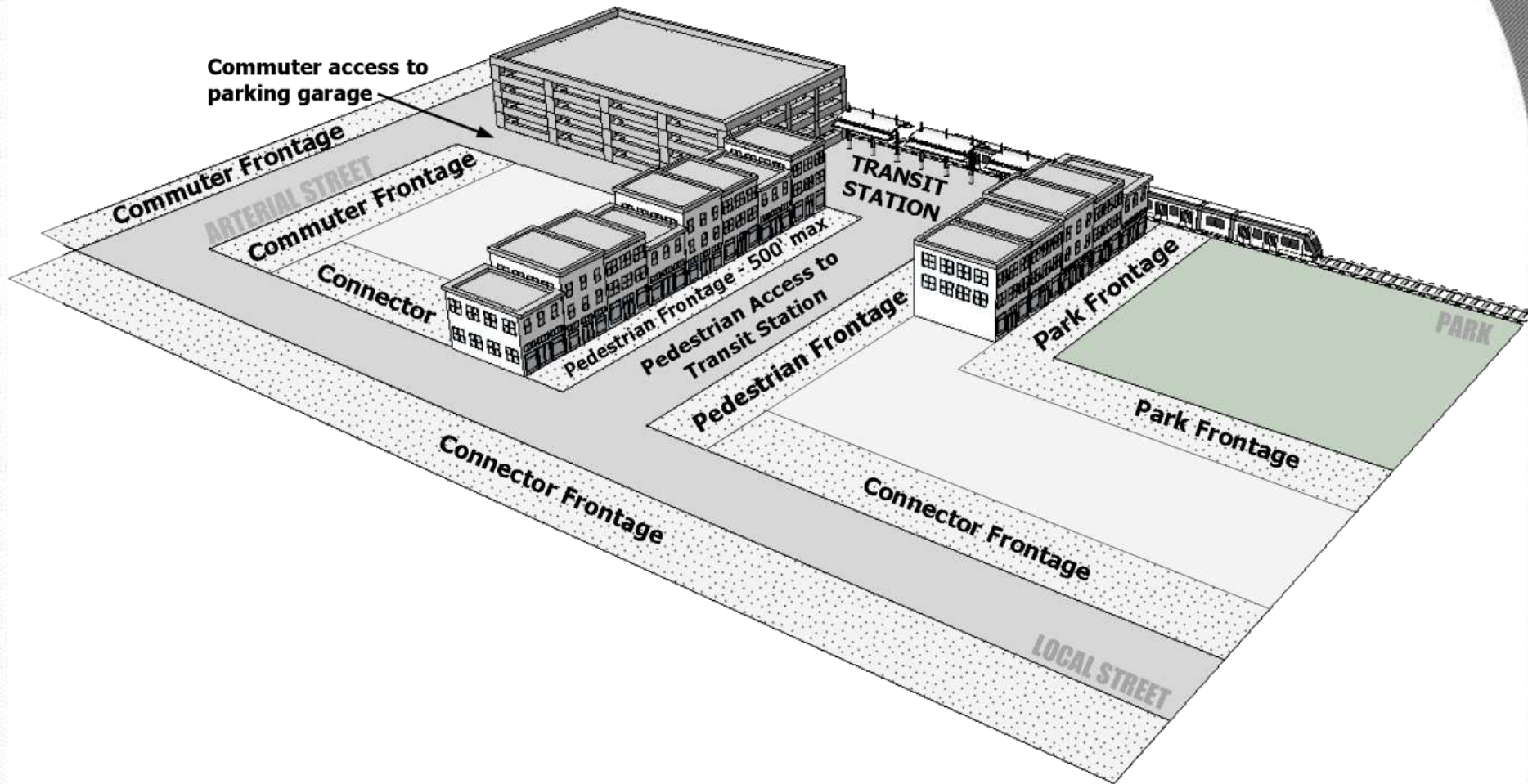
“3. Application and general provisions” of each district

Frontage Types defined in  
Sec. 740-202 under  
“Frontages”

- A. Identify Transit Station – required in MU-4
- B. Designate Frontage Types:
  - Pedestrian – at least one
  - Commuter – at least one
  - Connector – as needed
  - Park – as needed
- C. Establish front setback line for each street frontage in the district



# Example of Frontage Types



# Required Provisions for districts



## MU-3

- ☐ contiguous area 20 to 50 acres in size
- ☐ all portions located within 500' of a Transit Emphasis Corridor centerline or within 2,500' of a Transit Station or Transit Stop
- ☐ Not located within ½-mile of another MU-3 or within ½-mile of a freestanding MU-4

## MU-4

- ☐ contiguous area 8 to 25 acres in size
- ☐ all portions located within 1,500' of a Transit Station (existing or planned)
- ☐ Not located within ½-mile of another MU-4



# INDY REZONE

## MU District Standards



# General Provisions

Sec. 742-105.D and E



**Projects with 200,000+ sq. ft. or ground floor area of 50,000+ sq. ft. must have:**

- 20% residential in MU-3
- 30% residential in MU-4

**New uses must meet all standards; existing uses may continue and expand**

# Form Standards

Sec. 742-105.D and E



## MU-3

- a. Building mass and placement
- b. Entry orientation
- c. Windows / doors / transparency
- d. Minimum and maximum height
- e. Roof
- f. Administrative adjustments

## MU-4

- a. Building mass and placement
- b. Entry orientation
- c. Windows / doors / transparency
- d. Minimum and maximum intensity and height
- e. Roof and base
- f. Administrative adjustments

# Mass & Placement





# MU-3 Bldg mass & placement

Sec. 742-105.D



**Lot coverage: 50% min; 80% max**

**Minimum width of primary buildings based on  
“Frontage Types”**

Table 742-105-4: MU-3 Frontage widths	
Frontage Type	Minimum Width
Pedestrian Frontage	80% of the frontage
Commuter Frontage	65% of the frontage
Connector Frontage	65% of the frontage
Park Frontage	40% of the frontage
All Other	Unrestricted

**Front Setback: 0’ min; 12’ max; 12’ if w/in 100’ of  
protected district**

**No parking lot w/in 50’ of Pedestrian, Commuter, or  
Connector frontage**



# MU-4 Bldg mass & placement

Sec. 742-105.E



**Lot coverage: 60% min; 90% max**

**Minimum width of primary buildings based on  
“Frontage Types”**

Table 742-105-7: MU-4 Frontage Widths	
Frontage Type	Minimum Width
Pedestrian Frontage	90% of the frontage
Commuter Frontage	75% of the frontage
Connector Frontage	75% of the frontage
Park Frontage	40% of the frontage
All Other	Unrestricted

**Front Setback: 0' min; 12' max; 12' if w/in 100' of  
protected district**

# MU-4 Bldg mass & placement

Sec. 742-105.E



## Ground floor façade over 75' in length:

- change in materials or architectural detail for at least 50% of façade, or
- Min change in building setback of 2' for at least 10'

**No parking lot/garage adjacent to Transit Station**

**No parking lot w/in 20' of Pedestrian, Commuter, or Connector frontage**

**No commercial parking lot w/in 300' of Transit Station or 20' of Pedestrian, Commuter, or Connector frontage**

**No commercial parking garage w/in 600' of Transit Station or 50' of Pedestrian frontage**



# Entry

# Orientation



# MU-3 and MU-4 Entry orientation

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**Along Pedestrian, Connector, Commuter, Park frontages:  
operable pedestrian entrance required**

**Tenants w/ min 25' frontage on ground floor: direct  
pedestrian entrance required**

**Dwelling units on ground floor facing local or collector:  
direct pedestrian entrance required**

**Each pedestrian entrance:**

- dusk-to-dawn light
- clearly defined and emphasized
- window in or adjacent to door or door viewer
- Not swing or project into sidewalk





Transparency



# MU-3 and MU-4

## Windows /doors /transparency

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**Ground floor windows 2" min recess**

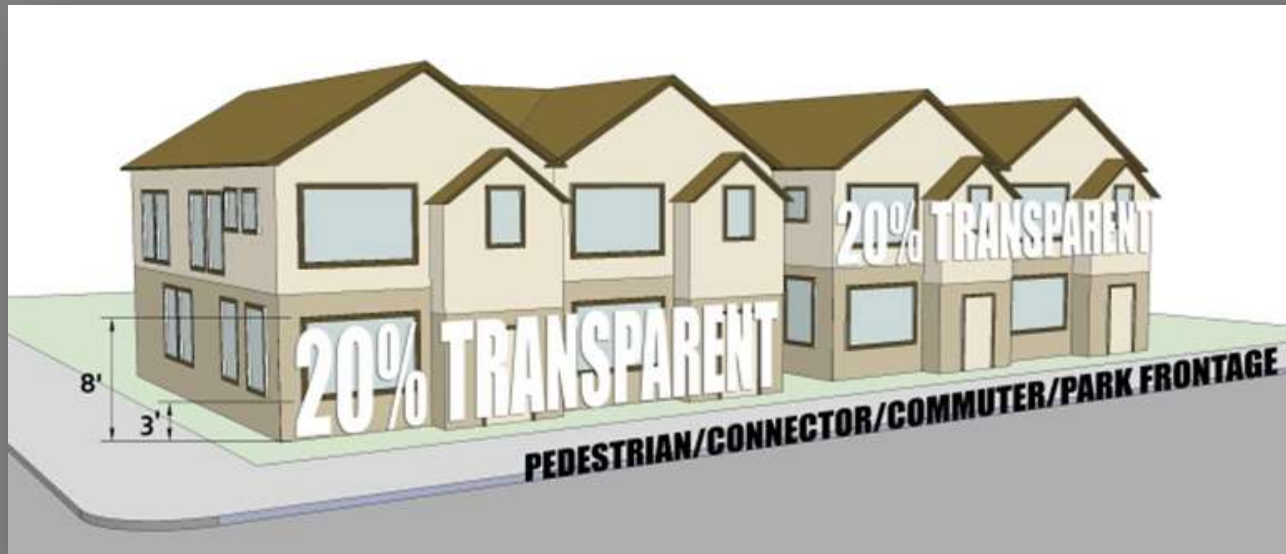
**Transparency measured at ground level between 3' and 8'**

**Transparency along Pedestrian, Connector, Commuter, Park frontages:**

- SFR attached & 2FR: 20% each floor
- Other uses: 50% ground floor; 15% higher floors

**Public art alternative: 50% max**

# Transparency requirements



# MU-3 and MU-4

## Windows /doors /transparency



**Transparent materials max reflectivity: 30% of visible light**

**Window replacement: match original window opening within a tolerance of 2" of each opening side**

# Height & Intensity



# MU-3 Building Height

Sec. 742-105.D



## Building height w/in 100' of dwelling district:

- Dwelling district height max. or
- 40' unless 30% residential then 50'

**Building height: 18' min; 50' max**

## Bonus

Table 742-105-5: MU-3 Bonus	
Element provided	Bonus
20% of the gross floor area is residential	12 additional feet in height up to 62 feet
30% of the gross floor area is residential	25 additional feet in height up to 75 feet

**All roof-mounted mechanicals must be screened;  
parapet/materials compatible with building**





# MU-4 Building Height & Intensity

Sec. 742-105.E

## Building height w/in 100' of dwelling district:

- 25' min.
- Dwelling district height max. or
- 40' unless 30% residential then 50'

## Building height: 35' min; 50' max

## Bonus

Table 742-105-8: MU-4 Bonus	
Element provided	Bonus
20% of the gross floor area is residential	12 additional feet in height up to 62 feet
30% of the gross floor area is residential	25 additional feet in height up to 75 feet
40% of the gross floor area is residential	40 additional feet in height up to 90 feet

## Projects over 5K sf; min density: 25 du/ac



Roof & base

# MU-4 Roof and base

Sec. 742-105.E



**All roof-mounted mechanicals must be screened;  
parapet/materials compatible with building**

## **Ground floor distinguished from upper floors:**

- Use of different primary facing materials or colors for façade areas not occupied by doors or windows; or
- Façade articulation through horizontal or vertical elements that repeat more frequently, or in a different pattern, or differ in the depth of their extension from or their intrusion into the primary plane of the façade.





A photograph of a modern, multi-story brick building. The building features a mix of brickwork and large, dark-framed windows. Some windows have white shutters. On the right side, there are several balconies with black metal railings. The building is set against a blue sky with scattered white clouds. The text "& Other" is overlaid in a bright green, 3D-style font at the bottom left.

**& Other**



# MU-3 and MU-4 other standards

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## **Usable outdoor space per du:**

- 55 sf in MU-3
- 35 sf in MU-4

**Additional bike parking (on-street): 2 bicycle parking spaces per 50' of frontage**

**Outdoor seating or patio uses allowed in front yard**



# MU-3 Vehicle Regulations

Sec. 742-105.D



**Off-Street Parking: 1 space per 900sf** (Sec. 744-402.B)

**No parking allowed in front of building** (Table 744-404-1)

**No parking lot w/in 50' of Pedestrian, Commuter, or Connector frontage**

**Curb cuts:** (Sec. 742-105.D.6)

- **Not along Pedestrian Frontages; on other Frontage Types only if alley access not possible**
- **24' max width**
- **100' from intersection; 150' from another curb cut**

**Parking lot/garage entrance: min 75' from intersection** (Sec. 744-404.A and B)

# MU-4 Vehicle Regulations

Sec. 742-105.E



**Off-Street Parking: none required** (Sec. 744-402.B)

**No parking allowed in front of building** (Table 744-404-1)

**No parking lot w/in 20' of Pedestrian, Commuter, or Connector frontage**

**Curb cuts:** (Sec. 742-105.E.6)

- **Not along Pedestrian Frontages; on other Frontage Types only if alley access not possible**
- **24' max width**
- **100' from intersection; 150' from another curb cut**

**Parking lot/garage entrance: min 75' from intersection** (Sec. 744-404.A and B)

# Permitted Uses

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**Mixed use districts are also distinguished by uses permitted**

**Always check for use-specific standards that might apply in a MU district!**

**Don't forget about the Accessory & Temp Uses!**

- ✓ **There are differences across the Mixed-Use districts**
- ✓ **And remember to check the use-specific standards**

# Permitted Uses - Residential



## Household Living

Use	MU-1	MU-2	MU-3	MU-4
Single Family- Detached			P	
Two-Family Dwelling			P	
Triplex or Fourplex		P	P	
Single Family – Attached		P	P	
Multifamily Dwellings	P	P	P	P
Live/Work Unit	P	P	P	P



# Permitted Uses - Residential



## Group Living

Use	MU-1	MU-2	MU-3	MU-4
Assisted Living	P	P	P	P
Emergency Shelter				
Group Home	P	P	P	
Nursing Home		P		
Transitional Living	A		A	A

# Permitted Uses – Public / Institutional



## Community, Cultural, Educational

Uses	MU-1	MU-2	MU-3	MU-4
Post Secondary School	P	P	P	P
Club or Lodge	P	P		
Community Center	P	P	P	
Day Care Center, Nursery School	A	P	P	P
Greenway	P	P	P	P
Museum, Library, or Art Gallery	A	P	P	P
Public Safety or Post Office	A	P	P	
Religious	S	P	P	P
Schools (Elementary to HS)		P		
Vocational, Technical School				

# Permitted Uses – Public / Institutional



## Health Care

Use	MU-1	MU-2	MU-3	MU-4
Hospital				
Medical or Dental Offices, Clinics	P	P	P	P
Medical or Dental Laboratories		P	P	P
Methadone Clinic or Drug Treatment				
Plasma (Blood) Center			S	S
Substance Abuse Treatment				

# Permitted Uses – Ag, Animal & Food

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Use	MU-1	MU-2	MU-3	MU-4
Animal Care, Boarding, Vet	A	P	P	P
Artisan Food & Beverage	A	P	P	P
Farmer's Market		P	A	A
Garden as a Primary Use	A	A	A	A



# Permitted Uses – Commercial & Industrial



## Business, Home and Personal Services or Repair

Use	MU-1	MU-2	MU-3	MU-4
Check Cashing		P	P	P
Consumer Services/Repair	A	P	P	P
Financial & Insurance	P	P	P	P
Hair & Body Care	A	P	P	P
Laundromats		P	P	P
Outdoor Advertising Signs		P	P	P
Printing Services		P	P	P
Tattoo Parlor			S	S

# Permitted Uses – Commercial & Industrial



## Food, Beverage, and Indoor Entertainment

Use	MU-1	MU-2	MU-3	MU-4
Bar or Tavern	A	P	P	P
Eating Establishment/Food	A	P	P	P
Indoor Rec & Entertainment	A	A	P	P
Indoor Spectator Venue			P	P
Nightclub or Cabaret	A		P	P

## Lodging

Use	MU-1	MU-2	MU-3	MU-4
Bed and Breakfast	A	P	P	P
Hotel, Motel, or Hostel	P		P	P

# Permitted Uses – Commercial & Industrial

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## Manufacturing

Use	MU-1	MU-2	MU-3	MU-4
Artisan Manufacturing	V	P	P	P
Manufacturing, Light		P	P	P

## Offices

Use	MU-1	MU-2	MU-3	MU-4
Office: Business, Prof., Govt.	P	P	P	P

# Permitted Uses – Commercial & Industrial

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## Research and Development

Use	MU-1	MU-2	MU-3	MU-4
Agricultural Sciences R&D				
Clean Energy R&D			P	P
Information Technology R&D	P	P	P	P
Life Sciences R&D			P	P
Logistics R&D	P	P	P	P
Research & Development, Other				



# Permitted Uses – Commercial & Industrial



## Retail Sales

Use	MU-1	MU-2	MU-3	MU-4
Adult Entertainment – Retail				
Department Store			P	P
Firearm Sales			P	
Fireworks Sales, On-going				
Grocery Store	A	P	P	P
Liquor Store		P	P	P
Pawn Shop			S	S
Retail, Light General	A	P	P	P
Retail, Heavy General				

# Permitted Uses – Commercial & Industrial

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## Other Uses

Use	MU-1	MU-2	MU-3	MU-4
Substations, Distribution Pt.	P	P	P	
Wireless Communication	P	P	P	P
Automobile Fueling Station			S	
Parking Lot, Commercial	S	S	S	S
Parking Garage, Commercial	S	S	S	S
Transit Center	P	P	P	P

# Other Mixed-Use Regulations

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## **Minimum Sidewalk Width:**

**Local, Cul-de-sac – 5 feet**

**All other streets – 8 feet**

## **Landscaping:**

**1 shade tree per 35' of frontage**

**6% interior parking lot landscaping**

## **Green Factor scoring:**

**Does not apply to MU Districts**

## **Chain Link Fences:**

**Only in side and rear yards; must be dark color and no slats**

# Download the Ordinance!

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*PDF available now at:*

<http://www.indy.gov/eGov/City/DMD/Current/Pages/ordinance.aspx>

-or- [www.indy.gov/revisecode](http://www.indy.gov/revisecode)

*Fully bookmarked and searchable!*

*Many internal hot links!*

*Note: Will be on Municode.com, however there is a  
4-6 week lag-time.*



# Webinars available on YouTube



## ***DMD's YouTube channel:***

<https://www.youtube.com/channel/UCzSvRIGfZTvLuFzm188tiDQ>

## ***Available sessions to date:***

Indy Rezone: Introduction & Overview of Indianapolis' New Zoning

Indy Rezone: Residential – SFR to Quads

Indy Rezone: Residential – Multifamily

Indy Rezone: Commercial and Industrial

Indy Rezone: Mixed-Use Districts



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Government TV2 is available in Marion County on Comcast Channel 28, Bright House Networks Channel 17, and AT&T Channel 99.

**RESOURCES**

**Channel 16**  
200 E. Washington St.  
Suite G-22  
City-County Building  
Indianapolis, IN 46204  
(317) 327-2016

**Resources**

- City of Indianapolis / Channel 16 Program Schedules
- Government TV-2 Program Schedule
- Telecom & Video Services Board Meeting Calendar

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